COLORADO
OVER 35 YEARS OF IMPACT

504s in the State

92,762
JOBS
CREATED/RETAINED

6,273
TOTAL BUSINESSES
FINANCED

3.6
BILLION DOLLARS
SBA 504 FINANCING

10.26
BILLION DOLLARS
TOTAL PROJECT COST

2022
619
MILLION DOLLARS
TOTAL PROJECT COST

WHO HAS A 504?
Here are a few notable 504 small businesses

- American Striping Company
- Colorado Modern Kitchen
- Little Big Sports Club, LLC
- Red Tail Equestrian Center

CDCs
- B:Side Capital
- CEDCO-Small Business Finance Corporation
- Mountain West Small Business Finance
- Pikes Peak Regional Development Corporation
- Preferred Lending Partners, a DUEDC Company
Annual Rent Increases Inspire Commercial Real Estate Purchase

Established in 2006 by Daman Singh and Sukhi Kaur, Flavor of India is a family owned and operated restaurant serving authentic Indian cuisine in Longmont. The restaurant has become a staple in the community. The pair seem destined for this business. Sukhi’s father was a chef and Daman’s father had been in the restaurant industry for over 30 years. Passionate about serving locals traditional Indian dishes, they knew that they needed a long-term plan.

As their rent increased every year, it became clear that using a 504 loan to purchase commercial real estate would fix their occupancy costs, making planning for the future more predictable and provide more money for operating costs.

In 2020 a store front opened up just down the street from their leased location, and they were ready! Sukhi remarked that getting a 504 loan “was a smooth. It was our first time buying a commercial property but the process was simple. With rates so low, it only made sense to invest.” Since opening their doors, the Flavor of India has developed a strong following, and with their commercial building purchase they can remain a family-favorite spot in Longmont for years to come.

1 Jobs - created/retained
$1,584,895 Total Financing (CDC + Lending Partner)

High Plains Bank
Lending Partner

B:Side Capital
CDC